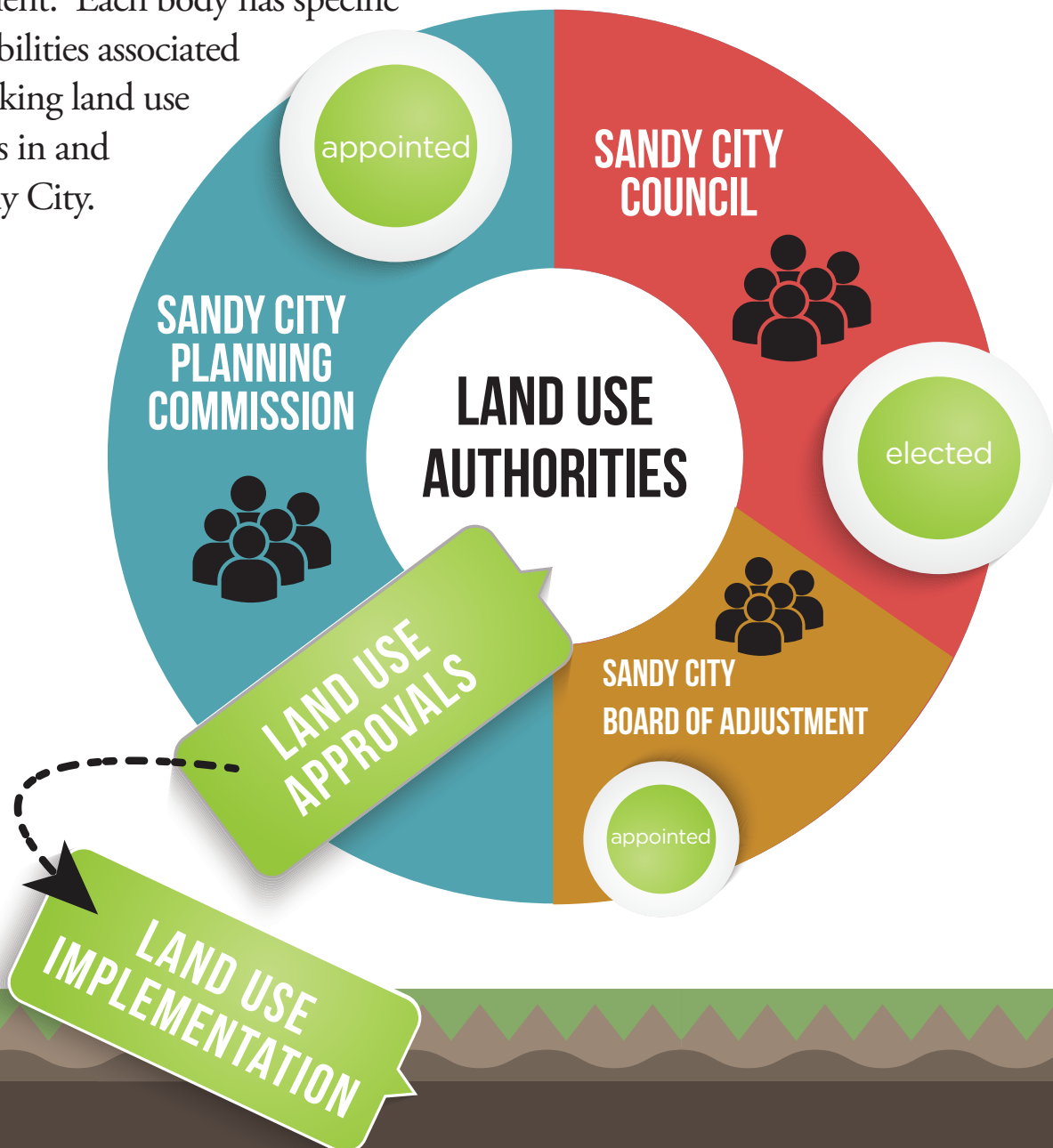




The three primary land use decision-making bodies of Sandy City are the City Council, the Planning Commission and the Board of Adjustment. Each body has specific responsibilities associated with making land use decisions in and for Sandy City.

Understanding City Growth

A SIX-PART SERIES



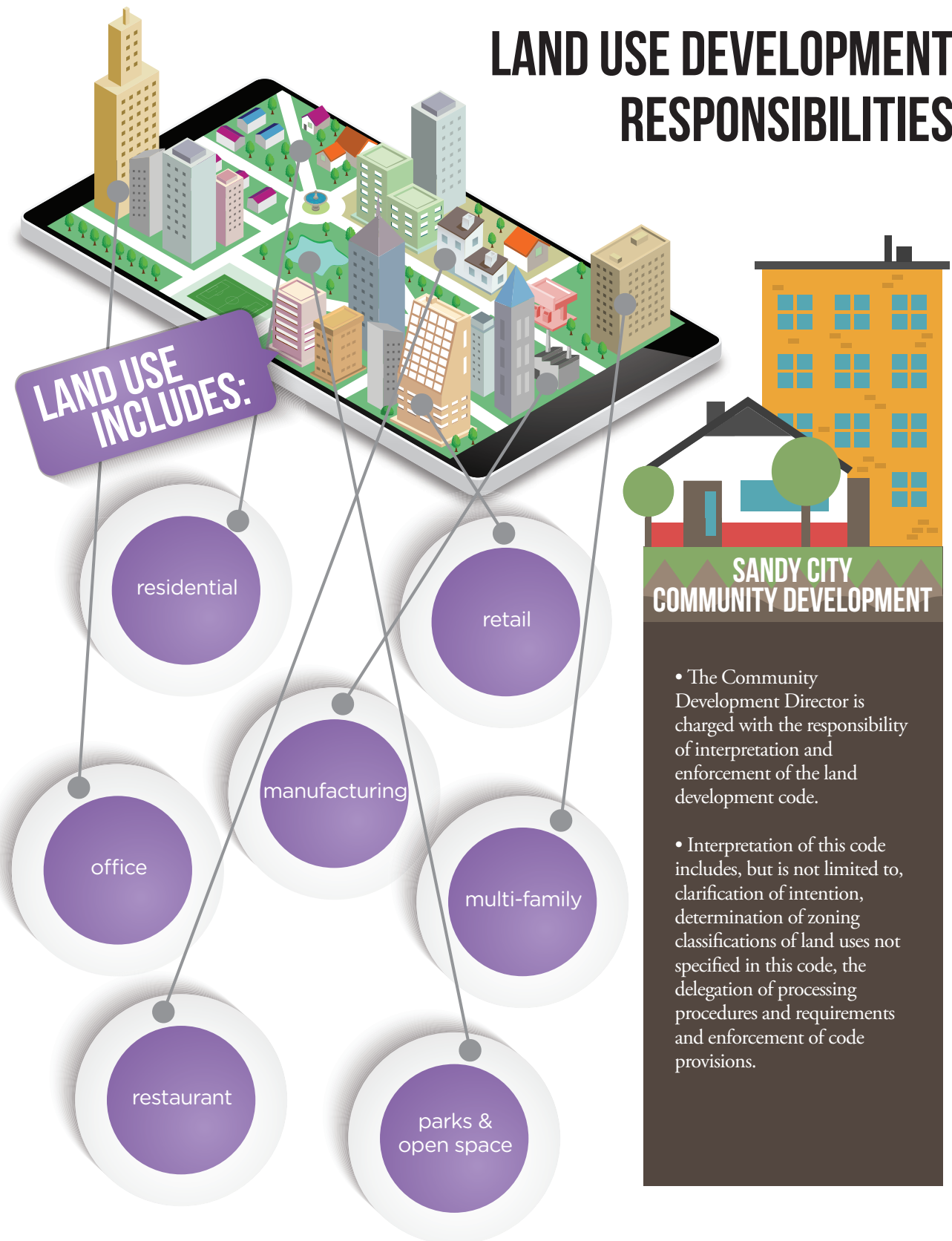


LAND USE AUTHORITIES RESPONSIBILITIES





LAND USE DEVELOPMENT RESPONSIBILITIES





GLOSSARY OF TERMS

CONDITIONAL USES – A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

GENERAL/MASTER PLAN – A comprehensive long-range plan intended to show a vision of our future and to guide growth and development of a community.

HARDSHIP – Arduous restrictions upon the uses of a particular property that are unique and distinct from that of adjoining property owners in the same zoning district.

LAND USE ORDINANCE – A law or regulation set forth and adopted by a municipal government that regulates the use of land within the municipality's boundaries.

LEGISLATIVE – A planning or zoning action resulting in a general rule or policy which is applicable to an entire zoning district or a large number of individuals or properties.

SITE PLAN – A plan which outlines the use and development of any tract of land within Sandy City for the purposes of meeting the requirements set forth in the Sandy City Development Code.

SUBDIVISION – Any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development. Subdivision includes:

1. The division or development of land whether by deed, metes and bounds description, map, plat, or other recorded instrument; and
2. Division of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

VARIANCE – A legal variance from the Zoning Ordinance granted by the Board of Adjustment.

ZONING MAP – A map that graphically shows all zoning district boundaries and classifications within the city, as contained within the zoning code.

SNEAK PEAK: SIX-PART SERIES

- 1 The Roles of Land Use Authorities Explained
(City Council, Planning Commission, Board of Adjustment, Community Development Director)
- 2 What is Zoning and How Does It Apply to Me?
- 3 Requirements to Develop or Subdivide a Property
- 4 All About Conditional Uses
- 5 What Every Sandy City Resident Should Know
- 6 Becoming Involved in Land Use Policy Development and Decisions